

## HANOVER PLANNING BOARD



*JANUARY 22<sup>ND</sup>, 2007*

### **MINUTES OF MEETING**

At 6:45 P.M., the Chairman Peter Moll called to order the January 22, 2007 meeting of the Hanover Planning Board. Board members Peter Moll, Rich DeLuca, Steve Rusko and Gary Hendershot were present. Associate members Anthony Losordo and Bernie Campbell and Town Planner Andrew Port were also present. The Board reviewed the minutes of the January 8, 2007 meeting. Rich motioned to accept the minutes as amended. Steve seconded the motion and it was so voted unanimously.

### **PUBLIC HEARINGS**

#### **1972-1978 Washington Street PB07-13SP**

The Chairman opened the hearing at 7:00 p.m. Gary read the public hearing notice into record. He also read an email from Victor Diniak, DPW Superintendent. Attorney Bob Marzelli was present. He introduced Doug Heald, Mike Abend and Gene Crowley. Mr. Marzelli briefly explained the plan to the Board. Doug Heald from Merrill Associates went over the plans in more depth and gave a brief history of the property. He told the Board that he was in the process of responding to comments by the Town Planner and Dave Nyman of ENSR. Mr. Marzelli told the Board that they were in the process of filing for a variance from section 4.230 of the Zoning Bylaw with the ZBA. Mike Abend of Abend Associates, went over the traffic study he had done for the property. He told the Board that he had done the study using the possible traffic light at the Rte 3/Rte 53 intersection. The Board asked Mr. Abend to revise his study without a traffic light. They feel that there is no guarantee that a light will be put there before the project is complete. Mr. Abend agreed to revise his study. Dave Nyman then went over his comments. Andrew Port, the Town Planner went over his comments and mentioned that he would like to have Fire Captain, Barbara Stone review the revised plans. He told the Board that the Conservation agent did not have any problems with the site plan. Mr. Gene Crowley, the applicant told the Board that he was developing the property in this particular way to accommodate a potential Starbucks Coffee Shop. Steve Rusko asked the applicant if there was any hazardous waste on the site. Mr. Crowley told them that the previous owners had cleaned up the site. Gary mentioned that he felt there may be some issues with pedestrians crossing from one building to the other. Mr. Heald said they would look into designing some crosswalks on the plan. Steve made a motion to continue the hearing until March 26, 2007 at 8:00 p.m. Gary seconded the motion and it was so voted unanimously.

#### **Village Commons VPUD – PB07-15SP and Village Park VPUD – PB07-16SP**

The Chairman called the hearing to order at 8:40 p.m. Gary read the public hearing notices for both projects into record. The applicant Jim O'Brien asked the Chairman for the record, which Board members would be sitting on these hearings. Peter appointed Tony Losordo as the alternate in place of Maryann. Peter told Mr. O'Brien that Rich Deluca, Gary Hendershot, Steve Rusko, himself and Tony Losordo would be the Board members eligible to vote. Mike Abend, of Abend Associates was present as the applicant's traffic study engineer. Dave Nyman of ENSR told the Board that Edwards and Kelcey, the traffic study engineer for the Town has not had a chance review the study so the Board said they would wait to hear from Mr. Abend until the report from Edwards and Kelcey comes in. Deb Keller of McKenzie Engineering presented the plans to the Board. She indicated that the Village Commons had not changed from the last submission other than an increase of units from 66 to 100. She said that the

roadways would remain the same. Jim O'Brien then showed the Board some graphics of the proposed architectural designs of the buildings. He said that the clubhouse was to be increased by 1,000 square feet. Dave Nyman then went over his comments. Some issues were still outstanding. Dave asked if there could be a legend on the plan indicating the types of units. (1, 2, 3 bedrooms) Mr. O'Brien told the Board that it would be difficult to determine until the units were sold as to what would be where exactly. Dave also asked that parking assignments be labeled. They discussed the width of the interior roadways. Jim O'Brien told the Board that he didn't want to be held to the subdivision rules and regulations regarding the interior roadways. Barbara Stone of the Fire Department told the Board that they would use the interior road for emergency access. The Board told Mr. O'Brien that they would discuss it further. They also discussed the roads labeled Road G and Road F and whether waivers were needed. The Board will look at these roads further. The Town Planner Andrew Port went over his comments. He also told the Board that the DPW Superintendent had expressed his concern for the water supply and the Town's ability to supply water to the new development. Victor Diniak, DPW Superintendent cautioned the Board that water bans were a possibility if the water supply demands are increased. They then discussed the wastewater treatment facility. Victor told the Board that the well testing would have to be closely monitored. Jim O'Brien will get Victor a list of chemicals that they will test for on a regular basis. The Town Planner then discussed the exterior treatments of the units. He asked that some design schemes be shown on the plans. Mr. O'Brien said that he would have 5 different designs shown on the plans but that because the design would be market driven he could not specify where each design would go. They would all be traditional New England architecture. They then talked about concerns with the underground parking garages. Barbara Stone indicated that this was a new concept to the Town and more study should be done on the feasibility of it. Victor said that the underground parking was not a concern for the DPW. The Town Planner asked if there would be any guard shack at the entrance to the underground parking area. Mr. O'Brien said that he had not planned for any and that there would be a clear set of covenants and restrictions for its use by the residents and business owners. The Town Planner asked if there was any discussion of impact mitigation. Selectman Al Rugman asked if the Town could be involved in any mitigation requirements. He told the Board that the Selectmen had been in contact with Mass Highway and that Mass Highway was willing to work with the Town to improve Rte 53. Mr. O'Brien read a letter from Mass Environmental Policy Act Department that went over some of the impacts of the development. The Town Planner felt that any requirements from other agencies should be indicated in the final decision. The Town Planner will review the impacts further with Dave Nyman after the report from Edwards and Kelcey is available. Andy also indicated that he feels that the conditions from the previous decision should go forward with the new filing. He will get the Board the list of previous requirements for them to review. They then discussed the issue of Open Space on the project. Mr. O'Brien will record the Conservation Restriction Plan with MEPA. There was discussion about the waivers that were being requested. Andy will get the list of waivers to the Board. They discussed the differences between the granite curbing and Cape Cod Berm for sidewalks. Victor Diniak is OK with the Cape Cod Berm as he feels it is easier to maintain. Dave Nyman was also OK with the Cape Cod berm but did have some concern with pedestrian traffic safety. Robert Lyons of 269 Twin Fawn drive was also concerned with the safety of pedestrians and would prefer to see the granite curbing on the sidewalks. Nancy Lyons of 269 Twin Fawn Drive asked if the residential areas would be served by the school buses. Mr. O'Brien showed that the buses would pick the children up at the entrance to the development at Park Drive. They would not drive into the development. Mike Kmito of 66 Jays Lane asked if there would be trash removal in this development. Mr. O'Brien said that there would be a private trash pick up service but that the residents would have access to the town dump. Deb Keller then went over the plans for the Village Park. Dave Nyman went over some of his comments but asked that he be able to meet with the developer, the Town Planner and the other departments to go over the plans further. There was some discussion about the landscaping and the possibility of traffic lights at the

entrance. Gary asked about the timeline for completion of the project. Mr. O'Brien said that he hoped for a 3 – 4 year completion. Tony motioned to continue the hearing for Village Park and Village Commons to February 26, 2007 at 7:00 p.m. Rich seconded the motion and it was so voted unanimously.

#### **SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS**

The Board discussed ANR PB07-18A for Sunset Point. Andy went over the plan and Rich motioned to endorse the plan. Bernie seconded the motion and it was so voted unanimously.

#### **APPOINTMENTS**

The Board met informally with Peter Vlaco from Brophy and Philips concerning the parking issue at unit 41 at Walnut Creek. They went over the area and whether or not to put striping in front of the unit to prevent cars from obstructing the sidewalk. The Board asked Mr. Vlaco to show cross hatching on the plan. They asked him to come back on February 5, 2007.

#### **OTHER BUSINESS**

The Board went over the proposed Zoning Articles for Town Meeting. They will review them further and send their comments to the Town Planner by Monday January 28, 2007.

Steve motioned to adjourn at 11:05 p.m. Gary seconded the motion and it was so voted unanimously.

**Meeting was adjourned at 11:05 p.m.**

Respectfully Submitted,

Margaret Hoffman

**PLANNING BOARD SECRETARY**